



City of Carmel

CARMEL PLAN COMMISSION AGENDA

SEPTEMBER 20, 2005

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1H. Docket No. 05080006 DP/ADLS: Home Place Second, lots 256-258 & 247-248 (Weihe Engineers)

The applicant seeks building addition and site expansion approval.

The site is located at 10505 N College and is zoned B-1/Business within the Home Place Business Overlay.

Filed by Mark Swanson Associates for Weihe Engineers.

2H. Docket Nos. 05080009 SP & 05080010 DP: Carmel Science & Tech Park, blk 7

The applicant seeks approval for a development plan and 5 new lots.

The site is located southeast of Carmel Dr & Adams St and is zoned M-3/Manufacturing.

Filed by Mike DeBoy of DeBoy land Development Services, Inc.

3H. Docket No. 05080011 DP/ADLS: Meridian Corporate Plaza

The applicant seeks approval for the site plan and buildings. The site is located at 401 Pennsylvania Pkwy and is zoned B-5 & B-6/Business within the US 31 Overlay.

Filed by Fred Simmons of Simmons Architects, LLC for MCP Partners, LLC.

- 4H. **Docket No. 05080016 PP, 05080017 SW, and 05080018 SW: Windsor Grove 2**
The applicant seeks to plat 30 lots on 30.056 acres with the following subdivision waivers:
Docket No. 05080017 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
Docket No. 05080018 SW: 6.03.21 – Points of Access
To seek relief from providing 2 points of access into the subdivision.
The site is located at 3105 106th St. West and is zoned S1.
Filed by Brian Robinson of Stoeppelwerth and Assoc. for Steve Wilson Inc.
- 5H. **Docket No. 05080021 PP Amend: Kendall Wood**
The applicant seeks to plat 15 lots on 12.045 acres with the following subdivision waivers:
Docket No. 05080022 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
The site is located at the NW Corner of W. 121st St. and Shelborne Rd and is zoned S1 (ROSO).
Filed by Brian Robinson of Stoeppelwerth and Assoc. for Steve Wilson Inc.
- 6H. **Docket No. 05080019 DP/ADLS: Boardwalk Shops**
The applicant seeks to create 2 structures (1 retail, 1 office) on 2.63 acres.
The site is located at the NE corner of Carmel Dr. and Adams Street and is zoned M3 – Manufacturing.
Filed by Adam DeHart of Keeler Webb Associates for C and L Management, Inc.
- 7H. **Docket No. 05090001 OA: Parking Ordinance Amendment**
The applicant seeks to amend the Zoning Ordinance, *Chapter 27: Additional Parking & Loading Regulations*, in order to modify parking standards.
Filed by the Carmel Department of Community Services.
- 8H. **Docket No. 05090002 OA: ROSO Repeal**
The applicant seeks to Repeal the Subdivision Control Ordinance, *Chapter 7: Open Space Standards for Major Subdivisions (ROSO III)*, in order to repeal the ROSO subdivision standards.
Filed by the Carmel Department of Community Services.

I. Old Business:

- 1I. **Docket No. 050300019 PP: West Clay Colony**
The applicant seeks to plat 23 lots on 40 acres. The site is located at the NE corner of Hoover Road and W. 116th Street and is zoned S1 (Residential).
Filed by Michael DeBoy.

- 2I. **05060038 PP Amend and 05060039 SP: Little Farms Addition, Lots 31-33 (Replat of)**
The applicant seeks approval to replat 9 lots on 2.25 acres:
The site is located at the northwest corner of Ethel Street and West 104th Street.
The site is zoned R-3/Residence within the Home Place Overlay.
Filed by Chris Badger of Badger Engineering & Associates.
- 3I. **Docket No. 05060040 Z and 05060041 ADLS: 116th and College PUD**
The applicant seeks to rezone 12.4 acres from R1/Residential and B6/Business to PUD/Planned Unit Development for the purpose of creating a mixed use development comprised of townhome, retail, and office uses.
The site is located at NE corner of 116th Street and College Ave.
Filed by Timothy Ochs of Ice Miller for Equicor Development Inc.
- 4I. **Docket No. 05060042 DP Amend/ADLS: Carmel Science & Tech. Park, Blk 11**
The applicant seeks approval for a medical office building.
The site is located at the SW corner of Carmel Dr. and Guilford Rd. and is zoned M-3/Manufacturing.
Filed by Mary Solada of Bingham McHale.
- 5I. **Docket No. 05060043 PP: Laurel Ridge**
The applicant seeks approval to plat 17 lots on 47.12 acres with the following Subdivision Waivers:
Docket No. 05060044 SW: 6.03.04 – Connectivity
To seek relief from providing stub streets to adjoining properties.
Docket No. 05060045 SW: 8.09.02 – Alternative Transportation
To seek relief from providing a pedestrian path along Ditch Road.
Docket No. 05060046 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
Docket No. 05060047 SW: 6.03.22 – Acceleration/Deceleration, and Passing Lanes
To seek relief from providing acceleration/deceleration and passing lanes.
Docket No. 05060048 SW: 8.09.02 – Private Streets
To allow the construction of private streets serving the entire subdivision.
Docket No. 05060049 SW: 8.09.02 – Cul de Sac Length
To allow cul de sacs to exceed 600 feet in length.
Docket No. 05060050 SW: 6.02.01 – Subdivision in Floodway/Plain
To allow subdivision of land within the floodway and floodplain.
The site is located at the SE corner of Ditch Road and W. 106th Street and is zoned S1/Residential.
Filed by Joseph Calderon of JBC1, LLC for JB Cohen

- 6I. **Docket No. 05060051 PP: The Retreat of West Clay Primary Plat**
The applicant seeks approval of 32 lots on 23.49 acres:
The site is located near the NE corner of Little Eagle Creek Ave and W. 141st St.
and is zoned S1/Residential
Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes.
- 7I. **Docket No. 05060053 DP: Weston Pointe Retail Center**
The applicant seeks approval for multiple commercial/retail buildings.
The site is located at 11055 N. Michigan Rd. and is zoned B-2/Business within the
US 421 Overlay.
Filed by Ronald Bell of Williams Realty Group for PL Properties, LLC.

J. New Business:

- 1J. **Docket No. 05090008 ADLS: Allen Office Building @ Weston Point Retail Center**
The applicant seeks ADLS approval for a 4 tenant office building.
The site is located at 11055 N. Michigan Rd. and is zoned B-2/Business within the
US 421 Overlay.
Filed by Nicolas Quintana of Sebree Architects for Williams Reality Group.

K. Adjournment